

PLANNING BOARD MINUTES

Town of Winslow, Maine

January 7, 2015

Members Present:

Mike Parker (chairman)
Michael Desrosiers
Andrew Vear

Dominic Carter
Elery Keene

Caleb Albert
Milton Poulliot

Others Present:

Dabney Lewis

Meeting Called to Order: 7:15 pm

Old Business:

Acceptance of December's minutes required verbiage change to 5th line down under New Business to clarify the code change to be understood as all abandoned and vacant buildings that have been neglected and not kept to code and also to include Apartment Buildings. The second change was line 8 of same section to take out verbiage of sole responsibility and to add in that it's enforced by the Code Enforcement Officer and other enforcement officials. Motion to accept by Dominic and Caleb 2nd the motion unanimous vote.

New business review changes to code book was agreed to proceed to applications and return back to codes after applications had been reviewed.

Mr. Witham's application for a dog kennel/daycare 221 Cushman rd.

-conditional use up to code and compliant.

Add in conditions or ask questions

- Road is busy, and concern with cars entering and exiting. How many dogs per day was asked. Potentially there could be 20-30 with an addition of a helper.
- Will there be sufficient parking and safe exiting from driveway, considering time of day and busy traffic? Explained by Mr. Witham there is 2 driveways house driveway can hold 4 parking spaces and the barn drive way could hold up to 6 cars. This time of year hard to change driveways Mr. Witham is considering in the spring creating a C shaped driveway with removal of at least one shrub. Need to consider the need for a pull in and pull out scenario so there will be no backing out into traffic. There is plenty of room for the turnaround just not drawn on the plan.
- Need to get fire and police and public works must review applications as well.
- Mr. Witham is looking to open business as soon as it is approved.
- A quick run through of the notes on the application. There is sufficient barriers, fencing and code requirements. The kennel panels are 6 foot high and sufficient barriers for dogs to be kept on the inside. Animal control officers stated the fences were adequate and location has great set up for purpose of this kennel/doggie daycare.
- Only concern is for safety with parking and backing into the street and the need for police and fire departments to inspect the property. This was an oversight, Dabney's ensured the police and fire department will get copies of the application and be able to do an inspection and report

back to Dabney. Motion with approval from police and fire and Public works. Motion with approval and recommendations from fire and safety officials, and any recommendations to be met by the applicant with no reason to revote for approval from the PB. Any conditions found will be presented at next meeting or via email. Dabney will initiate the report to the fire and police and follow up any recommendations and conditions that are presented and have them met by Mr. Witham, then the application can have final approval through Dabney.

No one present on the behalf of Goodrea's application, looking for what Dabney's recommendations for this project are. Dabney suggested to approve the revision for relocation of the 25 parking spaces, making the site better and is an improvement. Motion to approve the application with Dabney's recommendations and not having anyone present at the meeting on Godreau's behalf. Dominic motion to accept the plan as drawn up and presented with Dabney's recommendation to move forward Elery 2nd motion with a full vote.

Discussion of 2015 International property Management Code Book:

- First 2 sections to be voted by the council and town lawyer

Changes for 2015 international property management code book changes start section 1.

- Section 106.3 prosecution to be decided by the council.
- Discussion for section 302.4 to mirror state statute with some further standards and possible nuisance ordinance.
- Section 302.8 to mirror the junkyard ordinance.

Dabney will research further on standards to be added to section 302.4 and review current nuisance ordinance and PB will review and discuss findings and changes at February 4th meeting. Suggested to have the board review code book further and bring along any further questions or concerns they may have to the next meeting.

Motion to accept, and motion was 2nd. Vote was taken and 4 in favor with one abstention
Meeting adjourned at 8:25